



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2024.07.01.06**

IN RE: ZC Case 01-2024: Request for a Map Amendment from A-1 (Agricultural) District to B-2 PUD (General Business Planned Unit Development) District and Preliminary Development Plan Approval for a Proposed Coffee Shop.

WHEREAS, a public hearing was held by the Sugarcreek Township Zoning Commission on Tuesday, June 4, 2024 at 7:00 p.m. on the following application:

WHEREAS, Applicants, Gwen and Cullen Demarest, are requesting a Map Amendment from A-1 (Agricultural) District to B-2 PUD (General Business Planned Unit Development) District and Preliminary Development Plan Approval for a proposed coffee shop;

WHEREAS, the subject property is 3424 Upper Bellbrook Road, can be further identified by parcel number L32000200160001800, and contains 1.2273 acres; and

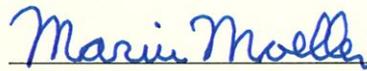
WHEREAS, the Greene County Regional Planning and Coordinating Commission recommended approval of the applicant's request during their April meeting cycle; and

WHEREAS, the Zoning Commission deliberated on the above application and passed a motion to recommend **approval** of the Map Amendment and **approval** of the Preliminary Development Plan, as requested by the applicant subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Any roadway improvements deemed necessary will be the responsibility of the applicant to install, including the sidewalks shown on the plan (adjacent to both South Alpha Bellbrook Road and Upper Bellbrook Road).
3. A cross-access easement with the church must be recorded if the drive stays in its current location or the drive shall be modified to located entirely on the applicant's property.
4. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
5. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage.
6. Final design shall be subject to approval of Sugarcreek Township Fire Department.
7. Final design shall be subject to approval of the Greene County Combined Health District.
8. There is approximately 12' from the parking space to the back of the tree island in the north-south drive aisle. This must be modified to provide the required 22' of maneuvering area (one-way) or 24' of maneuvering area (two-way).
9. Plan shall be modified to depict the maximum number of permitted parking spaces (14).
10. A conforming photometric plan and a conforming landscaping plan must be submitted for review at the FDP stage. The Zoning Commission recommends the applicant consider the fixture type scoped in the Wilmington Pike Area Corridor Overlay District standards.

11. The following uses shall not be permitted should redevelopment of the site be proposed in the future: Institutional Housing, Animal Hospital, Kennel, Automotive Body Repair, Automotive Fuel Sales, Automotive Sales or Rental, Automotive Service or Repair, Automotive Washing Facility, Bar or Tavern, Cannabis Dispensary, Club, Commercial Entertainment Use, Commercial Recreation, Conference Center or Assembly Hall, Country Clubs or Golf Courses, Funeral Home, Hospital, Hotel or Motel, Research and Development Facility, Restaurant-Fast Food, Wireless Telecommunications Facility in a Nonresidential District, and Cemetery.

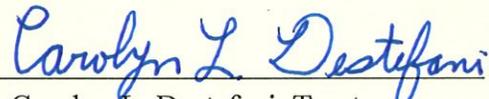
NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees deliberated on the above application and passed a motion to approve the Map Amendment and to approve the Preliminary Development Plan as requested by the applicant subject to conditions as recommended by the Zoning Commission.



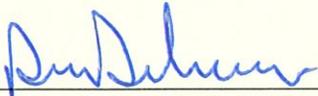
Marvin Moeller, Chairperson



Fred Cramer, Vice-Chairperson



Carolyn L. Destefani, Trustee



Richard J. Demko, Fiscal Officer